
From: friendsofecovillages@tutanota.com
Sent: Tuesday, 19 December 2023 11:49 AM
To: Blyth, Louise
Cc: TPC Enquiry
Subject: Information for Hearing
Attachments: Representation No 44 hearing date 19-12-2023.pdf; Huon Valley town hall GEN workshop 9-3-23.pdf; community support for Ecovillages.pdf; ESD.pdf

Categories: Melissa

Dear Ms Louise Blyth,

Please find attached the information i will present at the hearing, i will read this information, please share with the rest of the panel, so everyone understand what i am saying (because of my accent)
i also sending some more attachments as references,

kind regards,

Yvette

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*From the co-ordinator
of the Permaculture Association of Britain and Gaia University.*



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TO REGENERATIVE LIVING**

By Andrew Langford

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Using Leadership and Enterprise in Service to Regenerative Living

Andrew Langford

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Council reopens consultation on Huon vision

From front page

Cygnnet Old Bank

20 Mary Street, Cygnnet
Wednesday 19 April, 2pm to 4pm

Huon Valley Hub

23 Main Street, Huonville
Saturday 22 April, 10am to 12pm

The vision statement

The draft Huon Valley Community Vision statement is:

"We are a creative, productive and welcoming community nourished by the food we grow, our connections with each other, the natural beauty of the landscape and the unique opportunities the Huon Valley provides."

Previous feedback

The issues and views raised during

the previous engagement period were highly varied, however, as the consultation period progressed a number of consistent themes were raised in the various discussion forums, and validated further through the data from the survey. These included:

Transport Transport was discussed at three distinct levels: getting around the townships, getting between the townships, and to a lesser extent, getting from the Huon to the Kingborough and Hobart areas.

Community This was one of the strongest themes across all forums, with residents valuing the connections and support they get from their local community.

Health Access to local health

services was a major concern for participants, ranging from GP services through to emergency services.

Education Many participants noted improvements in education in recent years, in particular the availability of year 11 and 12 options in the Valley. The low literacy rate of the area was recognised, and many participants spoke about the importance of continuous education to provide opportunities and lift standards.

Creativity and culture Participants mentioned the importance of the creative sector to the Huon Valley but felt more support was required to plan and deliver events and activities. The condition of facilities was also noted, as was

the importance of keeping these well maintained and safe.

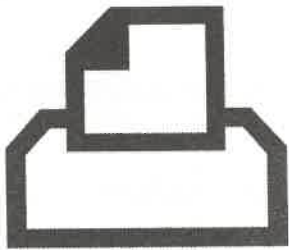
Employment opportunities The importance of a diverse and robust economy, not reliant on a small number of large businesses, was mentioned. Participants recognised the role of large employers in the area, but also felt diversity of employment opportunities for all skill levels, as well as career pathways locally, were important to ensure people stayed in the Valley.

Housing This was a significant discussion topic and concern in most forums. A clear message that came through being that residents didn't want an urbanised look and feel to invade the rural landscape and lifestyle.

HUON VALLEY COUNCIL

The table below captures a number of potential vision themes that link to the vision statement. These are preliminary and are likely to change. They formed the basis of the finalised community vision themes in the vision document.

Mobility	Safer and easier walking and riding (active transport) within townships and better management of traffic in townships (slow traffic) Being able to get between townships (active transport) and better utilisation of waterways for moving around the valley.
Food security	Protect and support local agricultural producers as a critical part of the community and economy. Shop local - a high proportion of our local food intake is locally grown.
Community (diverse and inclusive)	Huon Valley is a friendly and welcoming, inclusive and engaged community, where all people belong.
Environment	Protect the natural environment and provide infrastructure that allows people of all abilities to celebrate this beautiful place, i.e. more access points to the river for recreation and transport.
Housing	Planning controls need to be more agile and creative to find a suitable solution that fits within the landscape. There needs to be a local planning scheme and land use strategy that maintains the "Huonvalyness", i.e., Eco Villages, Tiny Homes, Lifestyle lots (5 acres), Ancillary dwellings A proactive approach to planning not reactive, not a Kingborough Council approach.
Decision making	Apply the suitable amount of governance to each situation so as not to discourage the communities enthusiasm for change or to obstruct change. Regulations need to be applied in a pragmatic way that makes it easy for people to do business and progress their ideas
Tourism	There needs to be more attractions to entice people to stay in the valley longer and use it as a base rather than see it as a day trip from Hobart i.e., Transformer proposed for Ida Bay Opportunities to capitalise on the natural values to a greater extent and in particular the Huon river. Either through marine transport or a walking trail that extends the full length of the river
Creativity	The Huon Valley community value creativity in all its forms, it tells our story, helps us understand ourselves and connects us to each other
Learning and development	The Huon Valley community support lifelong learning, hybrid learning models, and welcome learning opportunities i.e., 26ten program



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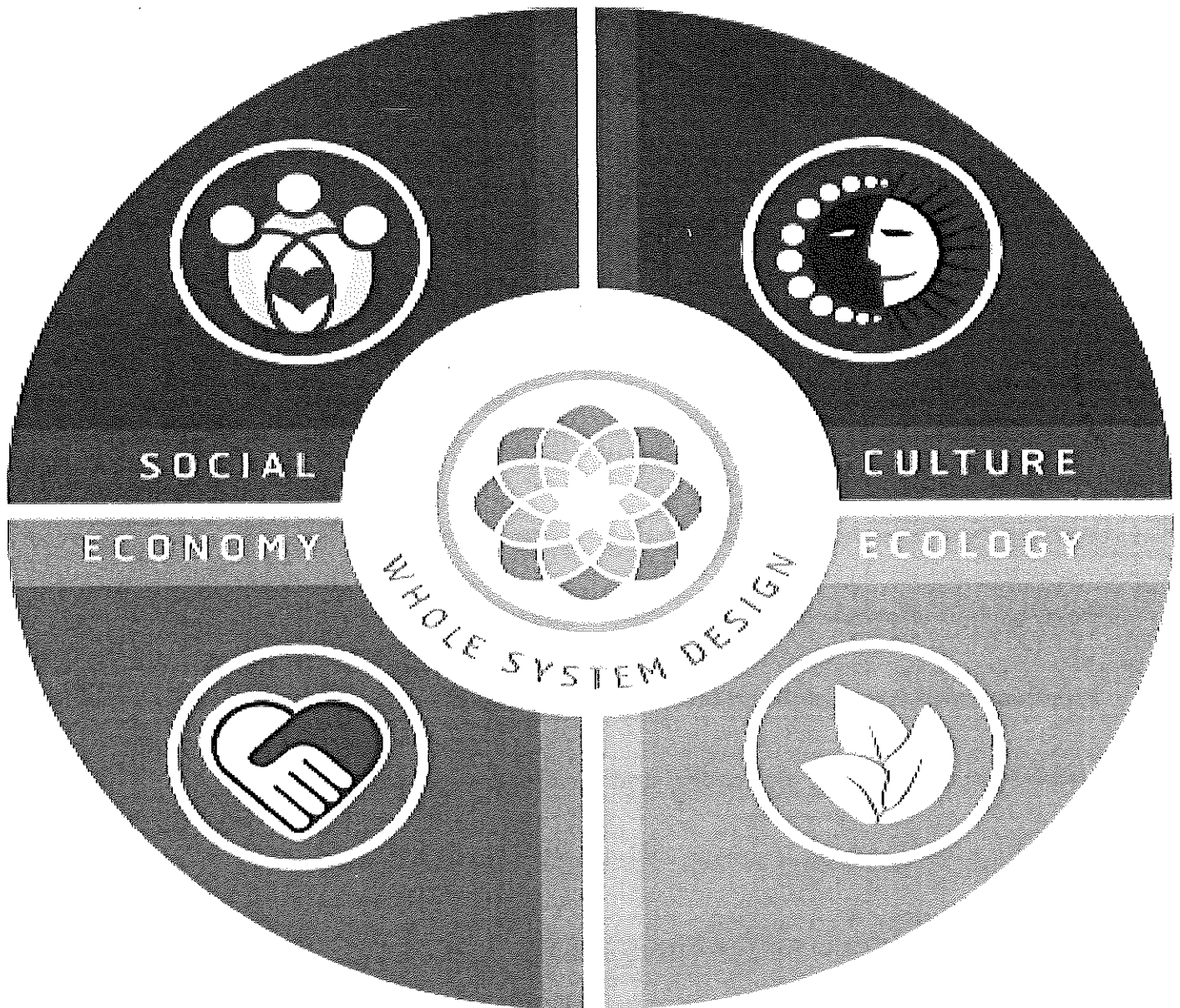
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How can Huon Valley envision climate regeneration using ecovillage design principles?

Thursday 9th March 12.30-2.30pm
Huonville Town Hall



What is an ecovillage?

A community using participatory design processes to integrate the ecological, economic, social and cultural dimensions of sustainability into a whole systems pathway towards a regenerative future.

**You don't have to live in an ecovillage to create a resilient thriving vision for your
community!!**

www.ecovillage.org & www.genaustralia.org.au

Map of Regeneration Overview

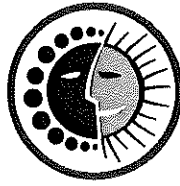
Social



Ecovillagers tend to actively work to build trust, collaboration and openness between people, and to make sure they feel empowered, seen and heard. Ecovillages often provide a sense of belonging through community relationships, common projects, shared goals, and social processes, but do not demand that everyone is the same – unity and strength through diversity is important to the ecovillage movement.

- **Nurture diversity and cohesion for thriving communities**
- **Develop fair, effective and accountable institutions**
- **Practice conflict facilitation, communication and peacebuilding skills**
- **Empower collaborative leadership and participatory decision making**
- **Ensure equal and lifelong access to education for sustainability**
- **Promote health, healing and wellbeing for all**

Culture



Ecovillages aim to build or regenerate diverse cultures that support people to empower and care for each other, their communities and the planet. Many actively engage with practices that encourage people to feel deeply connected to each other, to the planet, and to themselves. Celebration, art, dance and other forms of creative expression are often embraced as central to thriving human life and communities. Most ecovillages find their own ways to talk about, connect with, respect and support life and the beings and systems that sustain it.

▼

- **Clarify vision and higher purpose**
- **Nurture mindfulness and self-reflection**
- **Enrich life with art and celebration**
- **Honour indigenous wisdom and welcome positive innovation**
- **Engage actively to protect communities and nature**
- **Reconnect to nature and embrace low-impact lifestyles**

Ecology



Ecovillages aim to access food, shelter, water and energy in ways that respect the cycles of nature. They aim to integrate humans with the rest of nature in ways that increase biodiversity and regenerate ecosystems, and that give people a chance to experience their interdependence with systems and cycles of life on a direct and daily basis.

- **Grow seeds, food and soil through regenerative agriculture**
- **Clean and replenish sources and cycles of water**
- **Move towards 100% renewable energy and transport**
- **Innovate and spread green building technologies**
- **Work with waste as a valuable resource**
- **Increase biodiversity and restore ecosystems**

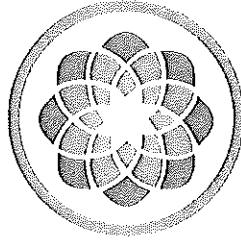
Economy



Ecovillages aim to build economic practices and systems that contribute to sharing of resources, mutual support, and strong local economies and networks that serve the needs of local people and ecosystems. Most ecovillages actively work to provide sustainable alternatives to the mainstream economy and monetary system, and reclaim ways of thinking about wealth and progress that include all aspects of life. Local currencies, sharing, social entrepreneurship, circular economy and collaborative forms of ownership are central to many ecovillages.

- **Reconstruct the concepts of wealth, work and progress**
- **Commit to responsible production, consumption and trade**
- **Cultivate social entrepreneurship for local regeneration**
- **Increase economic justice through sharing and collaboration**
- **Ensure equitable access to land and resources**
- **Use banks and currencies that strengthen communities**

Integral Design



Some principles apply to all Areas of Regeneration, and help bring them together in holistic designs for resilient communities and systems. In GEN, the integral design approach to design and regeneration is paired with a strong focus on collaboration and participation. This means that the principles of integral design are put into practice in ways that actively include everyone concerned and encourage transparency at every level.

- **Learn from nature and practise whole systems thinking**
- **Identify assets, needs and leverage points**
- **Adapt solutions to scale and context**
- **Be aware of privilege and use it for the benefit of all**
- **Build alliances across all divides**
- **Engage all stakeholders in designs for the future**
- **Spread core patterns of regeneration**
- **Listen to the feedback of the world**

Buy the cards here - <https://ecovillage.org/product/ecovillage-design-cards-new-edition/>

Foreword

Mi motivation for presenting this information, is to serve God and follow the commands that our Lord Jesus Christ left for all people:

"The Greatest Commandment"

Jesus was asked: "Teacher, which is the greatest commandment in the Law?" Jesus replied: " 'Love the Lord your God with all your heart and with all your soul and with all your mind.' This is the first and greatest commandment.

And the second is like it: 'Love your neighbour as yourself.' All the Law and the Prophets hang on these two commandments," (Matt 22:36-40, Amp).

"The Golden Rule"

"So in everything, do to others what you would have them do to you, for this sums up the Law and the Prophets," (Matt 7:12 NIV).

Mi intention is to support and help the Tasmanian Planning Commission in its deliverance of Tasmanian Planning Policies for the benefit of all in Tasmania.

GENERAL APPLICATION

This information presented is aim at addressing the terminology and concepts at the glossary of the Tasmanian Planning Scheme to support the deliverance of the TPPs, through the enrichment of the vocabulary used,

The information presented at this hearing, will refer to Section 12B of the Act covering a broad range of matters including:

- The sustainable use of land
- Environmental care and protection
- Health and well being of the community in connection with the use of land
- And any other matter that may support a planning scheme by the enrichment of the glossary of terms and concepts used by including this terms and concepts in the planning scheme or regional land use strategy

The information presented at this hearing will address the seven TPPs and will connect the concepts described in the next paragraph with the broad land use planning topics:

1-Settlement

2-Enviromental Values

3-Enviromental Hazards

4-Sustainable Economic Development

5-Physical Infrastructure

6-Cultural Heritage

7-Planning Processes

Consideration and Principles as to the manner in which the enrichment of the Vocabulary may be applied to the Glossary of terms of the Tasmanian Planning Scheme to support the principles of the TPPs and the implementation-application of the RLUS, SPPs and LPSs

After reviewing the Tasmanian Planning Scheme, I noticed that it does not have any reference to Ecovillages, transition towns or co-housing projects using Permaculture Principles, these concepts, are not included in the definitions or the coding of the planning zoning.

The words and the definitions of: Ecovillages, Transition towns, cohousing, Permaculture, Permaculture Principles, Social Permaculture, constructed Wetlands, composting toilets, recycling, regenerative agriculture, tiny houses on wheels, earthships, natural building, community gardens, memorial forests, natural burials, off grid and decentralized communities, salvage materials, retrofitting, monolithic domes and geodesic domes, economic of happiness, environmental medicine, localization, humanure, planned obsolesce,

All of the above words and their meaning meets the requirements to become part of ***the Tasmanian Planning Policies concepts and may be included in the glossary of the Tasmanian Policy Scheme, which are in agreement with the Land Use Planning and Approvals Act 1993 Act No. 70 of the 1993 sch.1 502 SCHEDULE 1-OBJECTIVES Sections 5, 8, 20, 32, 44, 51, and 7***

All of the above words also reflect the wishes of a great part of the population of Tasmania to live in harmony with nature and as part of nature: recycling, composting, growing their own food, aiming to produce zero waste, off the grid, using circulatory economy principles to avoid planned obsolesce and use local economy to create a GDP measure in terms of happiness and wellbeing of the population of Tasmania

The wishes of the population of Tasmania to live in this manner where also corroborated by a consultation made by the Huon Valley Council in 2023 and reflected in an article written for the Channel Local Newspaper (please refer to annexes included with this talk)

Suggested application of the enriched glossary of terms to all planning instruments, TPPs, LPSs, RLUSs and SPPs – plus disclaimer

This information is presented in a non-technical not professional manner, as the presenter is a member of the community and a woman who cares about people and the natural world and in this fashion is that this information may be considered to be applied to all planning instruments, TPPs, LPSs, LPSs, RLUSs, and SPPs, the presenter, is not a town planner, but a great cook, so it compares the Tasmanian Planning Scheme with a master recipe book, to create wonderful meals and the addition of the above words, condiments to enrich the flavor of the meals been produced, so in the next section, the suggested words to be added to the GLOSSARY will be applied to the seven TPPs

Ecovillages, transition towns and co-housing settlements are elegant types of settlements that goes in accordance with many sections of the Land Use Act of 1993

1.1 Growth: These types of settlements use PERMACULTURE principles that allows for the harmonious growth of nature and people in a centralized and decentralized manner

1.2 Liveability: These types of settlements provide the maximum liveability experience by maximizing the use of natural resources with people interaction with nature

1.3 Social Infrastructure is achieved by the design that encourage the integration of the community with the environment using Permaculture principles

1.4 Settlement Types: Ecovillages, co-housing and transition towns as well as nomad ecovillages

1.5 Housing: Natural building such as strawbale, Earthships, geodesic domes, monolithic domes, tiny houses on wheels, refurbished building, retrofitting houses and building,

1.6 Design: there are various designs all considering the PERMACULTURE PRINCIPLES of regeneration design includes but are not limited to: monolith domes (amazing fire-proof structures) geodesic domes (which can be use as amazing giant hot houses) earthships which are made from rubbish and recycle materials and which are completely off the grid which made ideal to develop in rural areas, retrofitting which convert any building or house into a enviromental efficient dwelling with minimal spending, tiny houses on wheels which allow for rapid deployment of housing without land or water disturbance, co-housing which allow for the maximum use of space and many more

2-Enviromental Values

Values .The best of Ecovillages, co housing and transition towns using Permaculture Principles is that are 100% compatibly with environmental values,

2.1 Biodiversity: Biodiversity .Due to the nature of planning, design and construction, Ecovillages, co-housing projects and transition towns, provide liveable opportunities to protect and maintain the biodiversity of the environment – because Permaculture principles are applied,

2.2 Waterways: Wetlands and Estuaries. Constructed Wetlands are use in Ecovillages, transition towns and co-housing projects using Permaculture principles in conjunction with composting toilets using the humanure method,

2.3 Geodiversity: these types of settlements are conducive to maintain and preserve the soil value and produce the minimum amount of land disturbance, minimizing land hazards,

2.4 Landscape Values: The designs of Ecovillages, co-housing and transition towns are highly adaptable to the landscape and topography of the area, capable of enhancing and beautifying the landscape

2.5 Coasts: Permaculture principles can support and protect the Coastal areas, using Permaculture, erosion can be prevented and mitigated

3-Environmental Hazards

Constructed wetlands and composting toilets mitigated and prevent the majority of people-made environmental hazards,

3.1 Bushfire: monolithic domes are fire, earthquake and hurricane proof structures that allow for the protection of the forest as well of the people and infrastructure, reducing the risk to life and property,

3.2 Landslip: The use of Permaculture principles in all landslip prone areas, can effectively mitigate and prevent landslips,

3.3 Flooding: The use of Permaculture principles in all flooding prone areas, can effectively mitigate the effects of flooding - also the use of tiny houses on wheels can reduce the risk of homelessness and loss of property in flooding prone areas

3.4 Coastal Hazards: The use of Permaculture principles in all coastal areas, can effectively mitigate and prevent coastal hazards,

3.5 Contaminated Air and Land: Ecovillages, co-housing projects and transition towns using Permaculture Principles can effectively reduce the risk of contaminated air and land,

4.0 Sustainable Economic Development

Development . Ecovillages, co-housing and transition towns are the most sustainable economic development projects allowing for integration of people and environment with a focus on regeneration and localization using the economy of happiness where the GDP is measure in how happy and healthy the population of the area is.

4.1 Agriculture: Agriculture .Regenerative agriculture uses Permaculture Principles to deliver an effective sustainable model to manage land to grow fruit, veggies and the share space for animal farming in harmony with the use of the environment

4.2 Timber Production: the introduction of memorial forests can revolutionize the timber industry – where trees become shrines of commemoration and acknowledgement of our love ones as well as a source for preservation of memories, become a sanctuary to preserve the trees and wild life and a source of income and investment

4.3 Extractive Industry: The effective and efficient development of recycling and repairing industries, can put Tasmania at the forefront on innovation, the clever ingenuity of people incline to engineering can be promoted to develop a unique industry – based on circulatory principles – which will see Tasmania as the circulatory investment capital – attracting venture capital and being the admiration of the whole of Australia and the world!
Further more the evolutionary nature of 3D printing technologies may be the future of extracting industries – where AI development allows for the minerals from a sample of the minerals (mineral cloning) instead of extracting them from the ground, and in doing so, save the forests!

4.4 Tourism: clever and calculated Ecovillage, co-housing, transition towns developments will attract people by the millions and Tasmania will be able to cope because the use of these

sustainable designs enhance the people carrying capacity of the environment, ecotourism as well as eco-education, the movie industry and many more ventures will flourish in Tasmania and will create many jobs and enjoyment!

4.5 Renewable Energy: Tasmania is already one of the most renewable and sustainable states of Australia with the use of hydroelectric power, hopefully with the development of Ecotourism and Eco education , Memorial forests and circulatory economy industries, Tasmania can afford to lower the price of electricity for its people,

4.6 Industry: The world is drowning in rubbish, if Tasmania can develop its circulatory industries of repairing and recycling – it will become the No 1 state of investment in Australia and the world for venture capital,

4.7 Business and Commercial: Retrofitting principles can be used to turn current infrastructure into sustainable, healthy, green business and commercial spaces, where Tasmania's circulatory economy, repairing and recycling products can be showcase to the rest of Australia and the world,

4.8 Innovation and Research: The University of Tasmania needs to take advantage of all these planning policies and introduce Permaculture in its curriculum and circulatory economy as well, Gaia University can come to Tasmania to support the University of Tasmania, also the Global Ecovillage Network can do partnership with them,

5.0 Physical Infrastructure

Permaculture principles use in physical infrastructure advocate for careful consideration of the environment when using materials and methods of construction

5.1 Provision of Services: Ecovillages, co-housing and transition towns make the delivery of services easy and effective,

5.2 Energy: Infrastructure .Posibility off the grid design makes the delivery of infrastructure easy and effective,

5.3 Roads: The integration of Permaculture Principles in the design of Ecovillages, co-housing and transition towns minimizes the need for roads, making settlement less expensive to develop and more liveable,

5.4 Passenger Transport Modes: Ecovillages, co-housing and transition towns encourage the use of activity and share transport which minimize and optimize transport resources in the community,

5.5 Ports and Strategic Transport Networks if Tasmania promotes ecovillages will need to develop its Ports to accommodate many cruises because people will want to come and see how wonderful we are doing creating a true green economy!

6.0 Cultural Heritage

Developing Tasmania with a culture of Ecovillages will help preserve our cultural heritage, because these settlements promote preservation and re-use of current buildings and amenities,

6.1 Aboriginal Cultural Heritage: Ecovillages will help preserve and promote Aboriginal Cultural values because Aboriginal Heritage is deeply connected with nature and Permaculture Principles teach people to get connected to nature and respect the environment,

6.2 Historic Cultural Heritage: Developing Tasmania with a culture of Ecovillages will help preserve our Historic cultural heritage, because these types of settlements promote preservation and re-use of current buildings and amenities,

7.0 Planning Processes

The author of this submission encourages the Tasmanian Planning Commission to consider the inclusion of Ecovillages, co-housing and transition towns using Permaculture principles in the planning processes by including these concepts in the Glossary,

7.1 Public Engagement

The author of this submission acknowledged the professionalism and support from the Tasmanian Planning Commission to have an effective public engagement avenue in the opportunity to present this submission and its effectiveness in allowing the public to have an input into the TPPs

7.2 Strategic Planning

Ecovillages, co-housing projects and transition towns, using Permaculture Principles, comply with all the TPPs,

7.3 Regulation

Ecovillages, co-housing and transition towns using Permaculture principles included in the Glossary will make it easy for councils to develop regulations that allow the proper development of these types of settlements, the inclusion of Permaculture principles can help the councils to achieve and comply with the strategies of the TPPs,

GLOSSARY

Please include on your glossary of terms:

Ecovillage
co-housing
transition towns
Permaculture
Permaculture principles
composting toilets
tiny houses on wheels
constructed wetlands
Earthships
strawbale constructions
monolithic domes
geodesic domes
retrofitting
memorial forests
recycle and repair industries
Global Ecovillage Network
Gaia University
Intentional communities
Humanure
Planned obsolescence
Sacred geometry
Economic of happiness
Localization
Off-grid settlements
Decentralized settlements

REFERENCES

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co-housing

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<https://transitionaustralia.net/site/cohousing-australia/>

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transition towns

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Permaculture

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constructed wetlands

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Earthships

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strawbale constructions

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monolithic domes

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recycle and repair industries

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<https://sites.google.com/resourcetipshop.com/home/home>

Global Ecovillage Network

<https://ecovillage.org/>

<https://ecovillage.org/region/genoa/>

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Gaia University

<https://www.gaiaeducation.org/>

Intentional communities

<https://www.ic.org/>

Humanure

<https://humanurehandbook.com/>

<https://josephjenkins.com/>

Planned obsolescence

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Off-grid settlements

<https://off-grid.net/>

Decentralized settlements

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Eco-social design

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